



HUNTERS[®]
HERE TO GET *you* THERE

11 The Blackbirds Watling Street, Hockliffe, Leighton
Buzzard, LU7 9LY

THE BLACKBIRDS

PRIVATE ROAD
Residents parking only

11 The Blackbirds Watling Street, Hockliffe, Leighton Buzzard, LU7 9LY

£325,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- FOUR PIECE EN-SUITE TO MAIN BEDROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- MODERN BATHROOM
- TWO ALLOCATED PARKING SPACES
- CLOAKROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- COMMUTER LOCATION
- INTERACTIVE VIRTUAL TOUR
- VILLAGE LOCATION

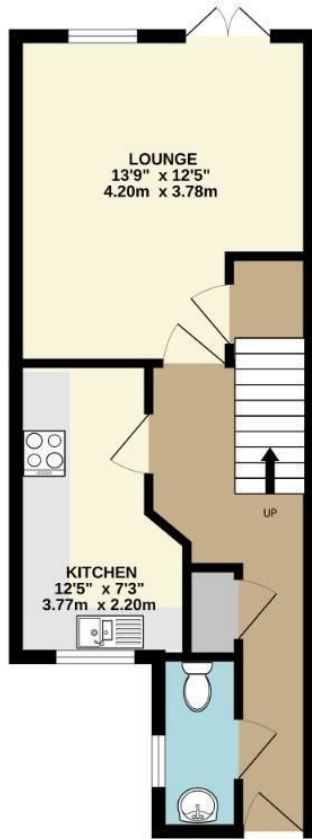
Hunters are pleased to market this well presented three double bedroom semi-detached townhouse, located in the heart of Hockliffe village.

The property comprises; entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms with en-suite to main bedroom and family bathroom. Outside there is a fully enclosed rear garden with gated access to rear with two parking spaces.

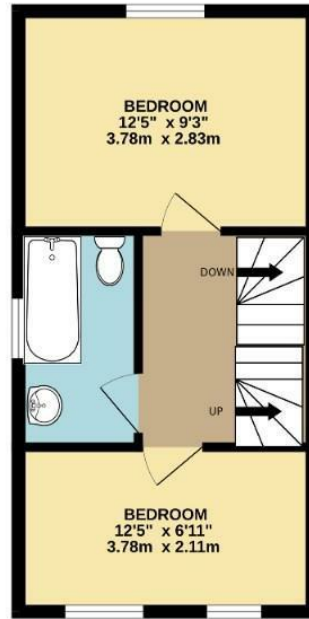
Hockliffe has become a popular village in recent times and offers transport links via the A5 and junctions 11a and 12 of the M1, plus the train station in Leighton Buzzard.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

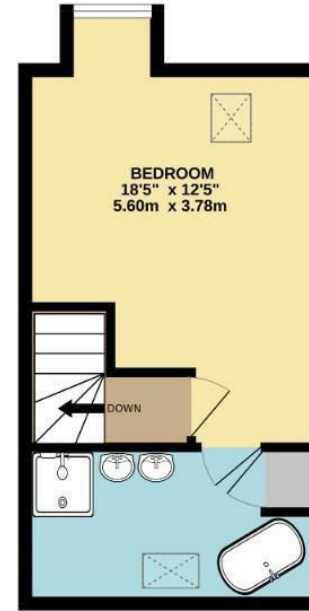
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.

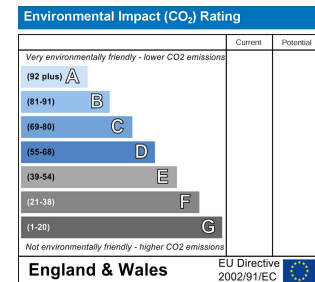
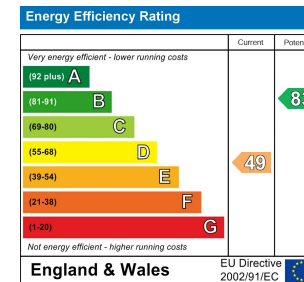


2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Entrance Hall

Entry via a part glazed door. Fitted carpet and stairs rising to the first floor landing. Storage cupboard.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin.

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with worktop over. Electric hob with an extractor over. Electric oven and grill. Plumbing for a washing machine and dishwasher.

Lounge

Double glazed window to rear aspect. Double glazed French doors opening to the rear garden. Fitted carpet and an electric radiator. Storage cupboard.

First Floor Landing

Fitted carpet and stairs rising to the second floor landing.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and electric radiator.

Bedroom Three

Double glazed windows to front aspect. Fitted carpet.

Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub with mixer taps and shower over, W/C and wash hand basin. Tiled flooring.

Second Floor Landing

Fitted carpet. Door opening to;

Main Bedroom

Double glazed window to front aspect. Wood effect flooring. Skylight.

En-suite

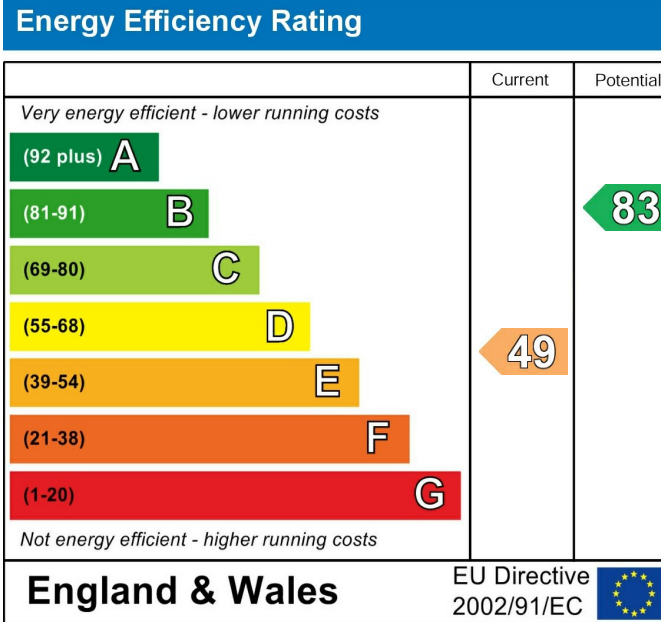
Four piece suite comprising; bathtub with mixer taps, walk-in shower, W/C and wash hand basin. Tiled flooring and a Skylight.

Front

Pathway leading to the front door. Laid slate.

Rear

Enclosed rear garden. Full decking and rear gated access to parking.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





